023.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,500 / 810,500
					USE VALUE:	810,500 / 810,500
					ASSESSED:	810,500 / 810,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBLATT DANIEL
Owner 2:	GOCKE MEGHAN M
Owner 3:	
Street 1:	29 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRUDENTIAL RELOCATION INC -
Owner 2:	-
Street 1:	16260 N 71ST ST
Twn/City:	SCOTTSDALE
St/Prov:	AZ Cntry:
Postal:	85254

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 1803 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3763.000	384,200		426,300	810,500
Total Card	0.086	384,200		426,300	810,500
Total Parcel	0.086	384,200		426,300	810,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.65 | /Parcel: 449.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 15218
GIS Ref:
GIS Ref:
Insp Date: 07/22/17

!1907!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	384,200	0	3,763.	426,300	810,500		Year end	12/23/2021
2021	101	FV	372,500	0	3,763.	426,300	798,800		Year End Roll	12/10/2020
2020	101	FV	372,500	0	3,763.	426,300	798,800	798,800	Year End Roll	12/18/2019
2019	101	FV	280,800	0	3,763.	453,000	733,800	733,800	Year End Roll	1/3/2019
2018	101	FV	280,800	0	3,763.	330,400	611,200	611,200	Year End Roll	12/20/2017
2017	101	FV	280,800	0	3,763.	287,800	568,600	568,600	Year End Roll	1/3/2017
2016	101	FV	280,800	0	3,763.	245,100	525,900	525,900	Year End	1/4/2016
2015	101	FV	269,400	0	3,763.	239,800	509,200	509,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:46:43

LAST REV

Date	Time
08/23/17	09:57:27
apro	
1907	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRUDENTIAL RELO	50462-128		12/13/2007	Forclosure	485,000	No	No		
MOORE-MASTERS D	50462-120		12/13/2007	Sub Sale	485,000	No	No		
SANDRELLI MARK	46196-504		9/30/2005		449,900	No	No		
	21036-492		3/1/1991		40,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2017	526	Solar Pa	8,000	C				
2/11/2008	116	Add Bath	28,000			G9	GR FY09	kitchen remodel
6/15/2005	494	Re-Roof	3,000					
11/17/1998	796	Dormers	7,850					3/4 SHED DORMER
10/9/1998	708	Manual	600					LEVEL BEAM
1/27/1995	30		1,000					WOOD STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
1/6/2006	MLS	MM	Mary M
8/6/2001	Permit Visit	PM	Peter M
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15218
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3763		Sq. Ft.	Site		0	80.	1.42	1									426,312						426,300	

Total AC/HA:	0.08639	Total SF/SM:	3763	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	426,312	Spl Credit		Total:	426,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23252416
Const Adj.:	0.98990101
Adj $ / SQ:	158.610
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402684
Depreciation:	18523
Depreciated Total:	384160

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 6		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	1
Totals			
1	11	6	

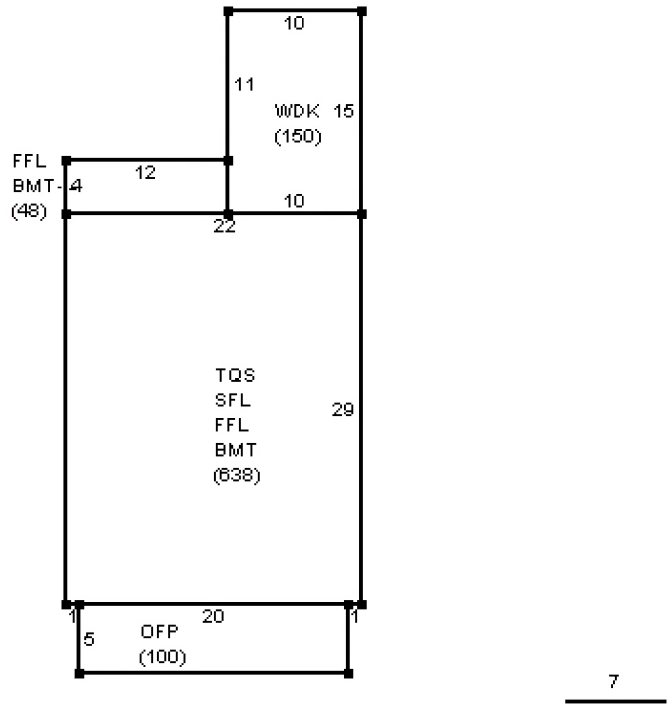
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	158.61
Special Features:	0	Val/Su Net:	140.27
Final Total:	384200	Val/Su SzAd	213.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	686	47.580	32,642
FFL	First Floor	686	158.610	108,806
SFL	Second Floor	638	158.610	101,193
TQS	3/4 Story	479	158.610	75,895
WDK	Deck	150	12.540	1,881
OFP	Open Porch	100	32.670	3,267

Net Sketched Area: 2,739 | Total: 323,684

Size Ad 1802.5 | Gross Area 2898 | FinArea 1803

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc